

TO LET
£ 7,000 PAX

GROUND FLOOR
OFFICE
E CLASS UNIT
WITH CAR PARKING



8 QUAYSIDE MALTINGS
MISTLEY, MANNINGTREE, CO11 1AL

NP NICHOLAS
PERCIVAL
COMMERCIAL

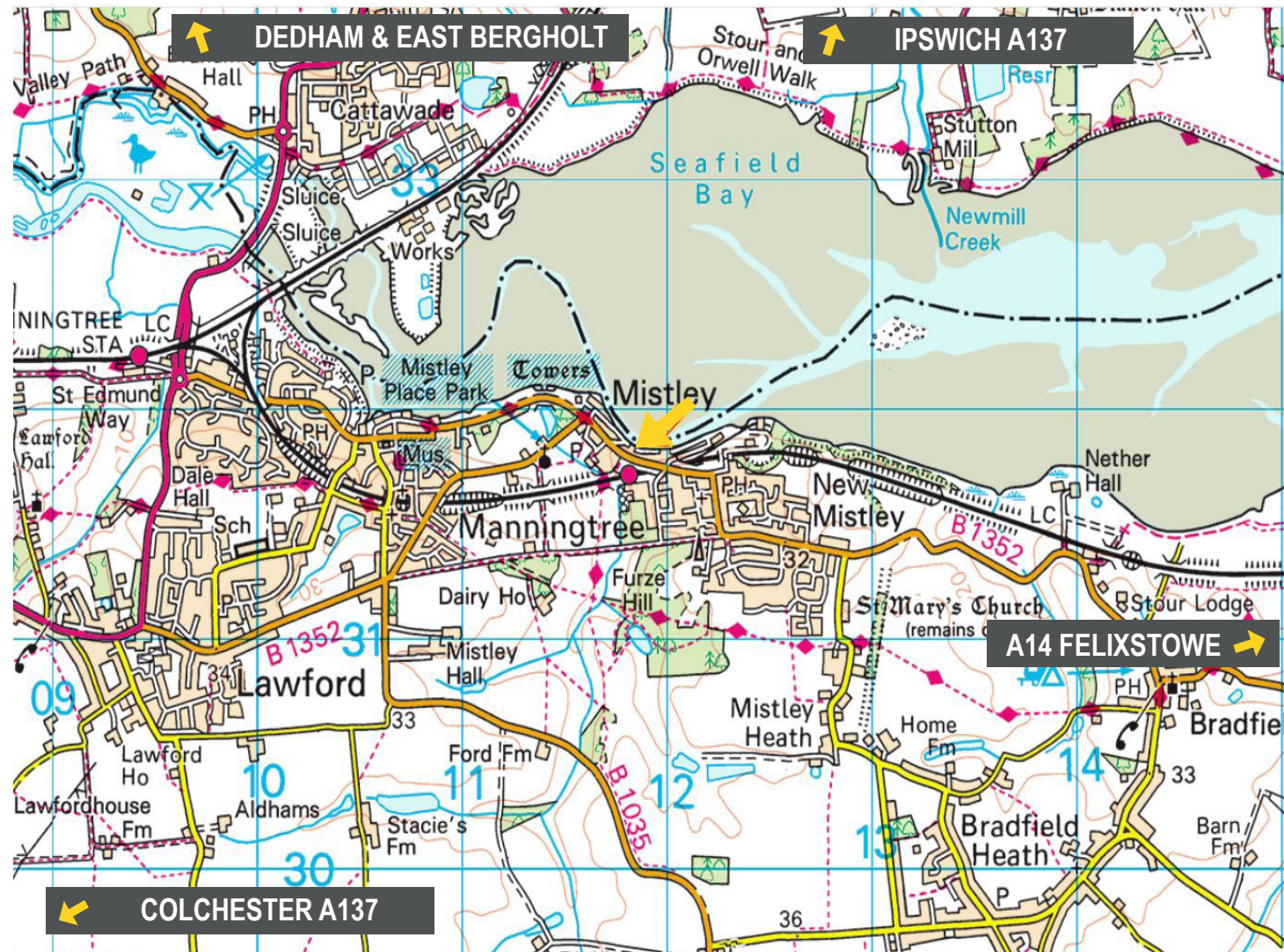
GROUND FLOOR OFFICE AVAILABLE IN QUAINT VILLAGE LOCATION

- Ground Floor Office / E Class Unit
- Car Parking available
- Self Contained
- Scenic Views across the River Stour
- Available Immediately
- Rent Incentives & Flexible Terms

LOCATION & SITUATION

Mistley is a small village with a population of circa 2,700 people, located on the river Stour, adjoining Manningtree, and 10 miles east of Colchester via the A137. Ipswich is 11 miles north via the A137. Mistley Rail Station is location within walking distance on the opposite side of Mistley High Street.

The property is accessed via the side road located off the High Street. From Manningtree, turn left down the sloped road opposite the Mistley Thorn, as you approach the water front, turn right and Quayside Maltings is located on the right hand side.



DESCRIPTION

The property is predominately open plan with the former Kiln in the centre of the property, providing storage within. The office benefits from surface mounted fluorescent lighting, perimeter trunking, tiled flooring, small kitchenette and WC & shower facilities. Fibre Broadband is available to the property, occupiers should make their own enquiries with a supplier.

The property benefits from parking to the front of the property and having its own electricity supply.

ACCOMMODATION

The property has a Net Internal Floor Area of approximately 598 sq. ft. (55 sq.m).

TERMS

The property is available TO LET by way of a new Internal Repairing and Insuring lease, for a term of years to be agreed. Flexible Lease Terms Available.

RENT

£7,000 per annum for the first year, increasing to £8,900 per annum thereafter.

Exclusive of Business Rates, VAT if applicable and all other outgoings.



SERVICE CHARGE

The property is subject to a service charge, estimated at £700 per annum.

LEGAL FEES

Each party is to bear their own legal costs in respect of any transaction.

PLANNING

The property benefits from an established Class E (Office) use. Interested parties are advised to contact Tendring District Council on 01255 686868.

BUSINESS RATES

The property has not been rated for the purposes of Business Rates, however we would expect the Rateable Value to be less than £12,000, therefore occupiers may benefit from Full Business Rate Relief.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D94, expiring May 2032. A copy of the certificate is available upon request.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Billy Coe

T: 01206 563 222

E: bcoe@nicholaspercival.co.uk

REF: C5845

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

www.nicholaspercival.co.uk

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.